DRC
SITE PLAN REVIEW AND COMMENT REPORT

Division:	Engineering	**Member:**	Tim Welch Engineering Design Mgr. Office Ph. 954-828-5123 Office Fax: 954-828-5275 Email: timw@cityfort.com
Project Name:	Amerada Hess Corp./Hess Express #09539	**Case #:**	45 R 03
Date:	May 27, 2003		

Comments:

1. The owner shall retain the services of a State of Florida licensed engineer to evaluate and design for general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP).

2. The engineer's Paving, Grading, and Drainage Plan, Details, and surface water management calculations shall be prepared and submitted to engineering staff (Tim Welch) for review prior to requesting final DRC authorization (Sign off).

3. Sufficient additional existing elevations are required with the calculations. Particular attention will also be paid to how this sites runoff impacts the adjacent property to the west and south. There is not enough design information (existing and proposed grades) on Sheet C-3 to confirm this site doesn't adversely impact these adjacent properties and rights of way.

4. The owner shall obtain all Broward County Department of Planning and Environmental Protection (BCDPEP) licenses for petroleum storage tanks, pumps, and piping per County Ordinances.

5. Please provide documentation supporting the engineer's selected finish floor elevation (El. = 10.0' NGVD). This site is grading toward Oakland Park Boulevard and S.R. A-1-A and it is not apparent surface water is retained to the flood stage for a twenty-five (25) year flood prior to offsite discharge.

6. The engineer's surface water management or general surface water construction license shall be submitted with the owner's application for a building permit for the expansion project.

7. Prepare sufficient cross-sectional views of the site for Engineering staff to verify that this development shall not result in adverse impacts as relates to

off-site storm water discharge. Any re-grading of site (or additional structures for surface water containment/impoundment found to be necessary to control such impacts shall be designed with sufficient compliance with Engineering Department and BCDPEP standards.

8. Architect, Engineer, and Landscape Architect shall review carefully all plans and confirm that all light or power poles shown on the survey are reflected on their design drawings. Any relocation of these facilities requires an engineering permit from the City of Fort Lauderdale and coordination with Maintenance Operations staff.

9. Discuss with Planning staff whether provisions in the City's Comprehensive Plan require wider sidewalks on the two arterial roadways surrounding this project.

10. Note that the FBC requires truncated dome detectable warning systems at all accessible ramp or landing areas adjacent to accesses, road intersections, and entryways, as applicable. A detail for this system is available from the Department of Engineering or Building.

11. The engineer needs to cross reference available City atlas information for water and wastewater design. Sheet C-4 shows a water system on site with vague design information on how it's connected to City's 10-inch water main on S.R. A-1-A. Contact Utillities for location of any facilities not readily in view on site. They can provide painted locations of City facilities, after which engineer/surveyor can locate with respect to owner's property lines.

12. Engineer shall provide design information for new services, including existing water main, proposed connections, sizes, and materials for construction (DIP, PVC, PE, etc.) The City's standard water and wastewater detail sheets shall be incorporated into the plans, as applicable. These detail sheets are available on the City's website.

13. The note on the water service directs the contractor to cut and remove existing 6-inch extension and plug (Sta. 0+00), and install 8-inch G.V. and 8-inch? Bend. Please verify whether an 8-inch service is necessary, why it would be when a 6-inch is all that apparently exists, and whether City can confirm this 6-inch because it's not shown on our water atlas. Then, indicate the rest of the connection to the existing main because there may be a permit required from the Florida Department of Transportation (if construction in S.R. A-1-A is required).

14. Please explain the relevance of Sta. 0+00 ? I couldn't find a baseline for the survey references provided on this drawing (C-4).

15. Please explain why it's necessary to tap the City's 10-inch main on S.R. A-1-A and run just under 200 feet to service the building when there is another 16-inch main on Oakland Park Boulevard approximately 55 feet from the building? Perhaps there is already a service installed to the property from S.R. A-1-A and that would be a good explanation, but the design information provided begs for the question to be asked.

16. Sheet C-4 contains specific sewer information on City's main and sewer lateral location that is different from the City's atlas (refer to Sheet 183, Book B3).

17. No cleanout is shown on the new sewer service to the City's existing lateral on N. Ocean Boulevard.

18. Please note that the plans reference N. Ocean Avenue, and this reference should be corrected to N. Ocean Blvd.

19. It appears that the stop sign at approach to S.R. A-1-A is placed directly behind a light pole. Will it be visible?

20. The egress lane onto Oakland Park Boulevard approaches the street at such an acute angle (almost 0 degrees) that it is not apparent that pedestrians walking on the sidewalk will be safe. The exiting cars may have a blind spot and be unable to see pedestrians as they approach the Boulevard. We recommend revising this ingress/egress to an ingress only.

21. Having a single direction lane around the northeastern corner of the VUA around the northernmost pump island results in unorderly circulation. This pump island should be removed to allow for two-directional circulation (at least 20 to 24 feet. One suggestion is to relocate the canopy and pumping islands to the west 6 feet, leaving 24 foot wide service drives on either side of the filling islands. A minimum of 20 feet should be provided at any one location around the radii of either side.

22. Discuss porous egress through site to the west. Is there an access agreement recorded by both property owners, which permits this circulation?

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SITE PLAN REVIEW AND COMMENT REPORT

Division:	Fire	**Member:**	Albert Weber 954-828-5875
Project Name:	Amerada Hess Corp./Hess Express #09539	**Case #:**	45 R 03
Date:	May 27, 2003		

Comments:

1. Fuel tank installations must be shown to comply with F21.1 of the FFPC Broward County Amendments. Also see NFPA 30.
2. Show location of property line relative to tanks.
3. Flow test required.
4. Hydrant required within 150 ft of building.

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SITE PLAN REVIEW AND COMMENT REPORT

Division:	Info. Systems	**Member:**	Mark Pallans (GRG) 954-828-5790
Project Name:	Amerada Hess Corp./Hess Express #09539	**Case #:**	45 R 03
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Comments:

1. No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT REPORT

Division:	Landscape	**Member:**	Dave Gennaro 954-828-5200
Project Name:	Amerada Hess Corp./Hess Express #09539	**Case #:**	45 R 03
Date:	May 27, 2003		

Comments:

1. Tree requires a min. 8' wide pervious planting area. The 5' wide area along Ocean is of insufficient width for the trees shown.

2. Make sure all utilities that would affect proposed planting (such as overhead power lines) are shown on the Landscape Plan.

3. Add rain sensor requirement to irrigation note.

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SITE PLAN REVIEW AND COMMENT REPORT

Division:	Planning	**Member:**	Kevin Erwin 954-828-6534
Project Name:	Amerada Hess Corp./Hess Express #09539	**Case #:**	45 R 03
Date:	May 27, 2003		

Site plan Level II / Service Station

Comments:

1. This is a new use and must meet all current code requirements.

2. Service stations are not permitted to be located within 300' of a public park. This is a non-conforming use. If the existing use is demolished it cannot be rebuilt as a service station.

3. Discuss vehicle-stacking requirements with the Engineering Rep.

4. Provide a trash management plan for the proposed convenience store.

5. Provide a copy of the cross access agreement with the property to the west.

6. The location of the air/vac blocks access to the vehicle drive aisle. It is also located in the required 5' landscape strip

7. Provide a photometric diagram for the parking lot.

8. Provide a narrative outlining compliance with Sec 47-25.2 Adequacy and Sec 47-25.3 Neighborhood Compatibility

9. Show the layout of the adjacent lot with which access is shared.

10. Additional comments may be forthcoming at the DRC meeting.

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SITE PLAN REVIEW AND COMMENT REPORT

Division:	Police	**Member:**	Det. C. Cleary- Robitaille (954) 828-6419
Project Name:	Amerada Hess Corp./Hess Express #09539	**Case #:**	45 R 03
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Comments:

1. Hess Express should conform to all the standards set in Fl. State Statute 812.1701-812.176.

2. It is recommended that impact resistant material or glass be used on all exterior glass.

3. A peephole that permits a viewing angle of at least 180 degrees should be placed in the rear exterior door.

4. A surveillance system should include the front door entry, cash register area, office and rear door.

5. The internal alarm system should include a tamper switch for the safe.

6. **Please submit comments in writing prior to DRC sign-off.**

DRC
SITE PLAN REVIEW AND COMMENT REPORT

Division:	Zoning	**Member:**	Terry Burgess 954-828-5913
Project Name:	Amerada Hess Corp./Hess Express #09539	**Case #:**	45 R 03
Date:	May 27, 2003		

Comments:

1. Pursuant to section 47-18.5.C, there shall be a minimum distance of three hundred (300) feet from the property line of an automotive service station to any house of worship, public park, hospital or school.

2. Discuss site circulation with the City's Engineering representative.

3. Pursuant to section 47-20.6.B. Type II loading zones shall not be located in the drive aisle.

4. Vehicle stacking requirements of section 47-20.5.C.6 shall be met prior to final DRC review.